



Planning & Development Services Division

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## Kearns Township Planning Commission

Public Meeting Agenda

**Monday, March 9, 2015 4:00 P.M.**

THE MEETING WILL BE HELD AT SALT LAKE COUNTY GOVERNMENT CENTER  
2001 SOUTH STATE STREET, NORTH BUILDING, MAIN FLOOR, COUNCIL CHAMBERS,  
ROOM N1100

ANY QUESTIONS, CALL (385) 468-6700

*REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED UPON RECEIPT OF A REQUEST WITH 5 WORKING DAYS NOTICE. PLEASE CONTACT WENDY GURR AT 385-468-6707. TTY USERS SHOULD CALL 711.*

The Planning Commission Public Meeting is a public forum where the Planning Commission receives comment and recommendations from applicants, the public, applicable agencies and County staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items. Action may be taken by the Planning Commission on any item listed on the agenda which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

### **BUSINESS MEETING**

- 1) Approval of Minutes from the February 23, 2015 meeting.
- 2) Other Business Items (as needed)

### **PUBLIC HEARINGS**

**29161** – Mark Sudbury is requesting approval of multiple dwellings/group dwellings. This is a conditional use in the C-2 zone (Community Commercial). The property is currently a vacant parcel and the development proposal is for up to 4 Townhome units. The parcel is 0.16 acres. **Location:** 5520 South Northwest Ave. **Zone:** C-2. **Community Council:** Kearns. **Planner:** Spencer Hymas

**29161** – Mark Sudbury is requesting an exception to County roadway standards regarding the installation of Curb Gutter and Sidewalk. **Location:** 5520 South Northwest Avenue. **Zone:** C-2 **Community Council:** Kearns. **Planner:** Spencer Hymas

### **ADJOURN**





**Salt Lake County Office of Townships**  
2001 S State Street #N3-600, Salt Lake City, UT 84190 – 4050  
Phone 385-468-6700 FAX: 385-468-6674  
Visit our web site: [slco.org/townships](http://slco.org/townships)

**STAFF SUMMARY AND RECOMMENDATION**

<b>Public Body:</b>	Kearns Township Planning Commission	<b>File Number:</b> 29161
<b>Meeting Date:</b>	3/9/2015	
<b>Request:</b>	Conditional Use – Group Dwellings (4 Townhouse Units)	
<b>Zone:</b>	C-2 (Commercial)	
<b>Property Address:</b>	5520 South Northwest Ave	
<b>Applicant:</b>	Mark Sudbury	
<b>Planner:</b>	Spencer Hymas	

**Project Description:**

Mark Sudbury is requesting a Conditional Use for group dwellings to develop 4 Townhouse units. The subject property is 0.16 acres in size. Currently the property is vacant.

The property has had a variance approved by Salt Lake County’s Land Use Hearing Officer for a reduction in setbacks. The variance reduces the front setbacks from 25 feet to 1.3 feet and the rear setbacks from 30 feet to 5 feet. Due to the narrow depth of the lot, the approved setbacks were required to create a 25’ building pad.

The developer is proposing to use 3 different building materials that include Stucco, Wood Siding, and Stone. The developer would like the option to do all Stucco.

The applicant is also requesting an exemption from installing curb, gutter and sidewalk as part of this application.

**Site and Vicinity Description (see attached map):**

The parcel is long and narrow, which is why it required a variance approval from the regular County setback requirements. The adjacent property uses include Commercial, Multi-family, and Single family residential. Behind (west of) the property is the rail road and Kearns High School. The property topography is relatively flat with a gradual slope up towards the rail road. The proposed use is a reasonable buffer from the Commercial uses to the adjacent school and residential uses.

**Zoning Considerations:**

<b>Requirement</b>	<b>Standard</b>	<b>Proposed</b>	<b>Compliance Verified</b>
Height	<b>75 Feet Max</b>	<b>30 Feet</b>	<b>Yes</b>
Front Yard Setback	<b>1.3 Feet Min</b>	<b>1.3 Feet</b>	<b>Yes</b>
Side Yard Setbacks	<b>8 Min &amp; 10 Feet Min</b>	<b>36 &amp; 53 Feet</b>	<b>Yes</b>
Rear Yard Setback	<b>5 Feet Min</b>	<b>5 Feet</b>	<b>Yes</b>
Lot Width	<b>50 Feet</b>	<b>200 Feet</b>	<b>Yes</b>
Lot Area	<b>6500 SF</b>	<b>6969 SF</b>	<b>Yes</b>
Parking	<b>2 Spaces per DU</b>	<b>2 Spaces per DU</b>	<b>Yes</b>
Compatibility with existing buildings in terms of size, scale and height.			<b>Yes</b>
Compliance with Landscaping Requirements.			<b>Yes</b>
Compliance with the General Plan.			<b>Yes</b>

## **Issues of Concern / Proposed Mitigation:**

Issue of Concern: An approval of the exception to roadway standards would allow the developer to not install curb, gutter, and sidewalk in conjunction with this application. It may be several decades before another development application comes through when the County will have the opportunity again. No sidewalk is a safety concern and Staff believes that the County Roadway Standards are a benefit aesthetically.

Kearns General Plan Objectives 2.3, 3.1, 3.2, 3.6, 3.7 suggests that the design of projects need to encourage physical connections, walking, safe routes to school, and a balanced transportation system. Requiring sidewalks would align with the goals of the General Plan.

Proposed Mitigation: Not providing a positive recommendation to the Mayor for approval of the exception request.

Issue of Concern: The developer would like the Planning Commission to approve an all stucco exterior.

Kearns General Plan Objective 2.5 is to develop neighborhood improvement programs that encourage aesthetic community enhancements to increase pride and safety within the community.

Proposed Mitigation: Require the developer to build according to the elevations as they are drawn and not allow a stucco only option. Another option would be to allow the developer/builder flexibility by defining percentages of required building materials such as, 50% stucco 50% wood siding.

## **Neighborhood Response:**

**No negative responses had been received at the time of this report**

## **Community Council Response:**

The Community Council gave a favorable recommendation to the development overall, but a negative recommendation to the exception to roadway standards request.

## **Reviewing Agencies:**

The agencies/professionals listed below have been consulted regarding this request. In some cases the agency cannot complete a final review/approval until the Planning Commission has rendered a decision regarding the proposed use and site plan.

Unified Fire Authority- Fire Safety  
Under Review

Traffic Engineer- Traffic Safety  
Under Review

SLCO Health Dept.- Environmental Health Hazards  
Under Review

SLCO Engineering(Urban Hydrology) - Storm Drainage, Flood Control  
Under Review

SWPPP Supervisor - Natural Hazards, Soil and Slope Conditions, Liquefaction, Grading,  
Storm Water Pollution Prevention  
Under Review

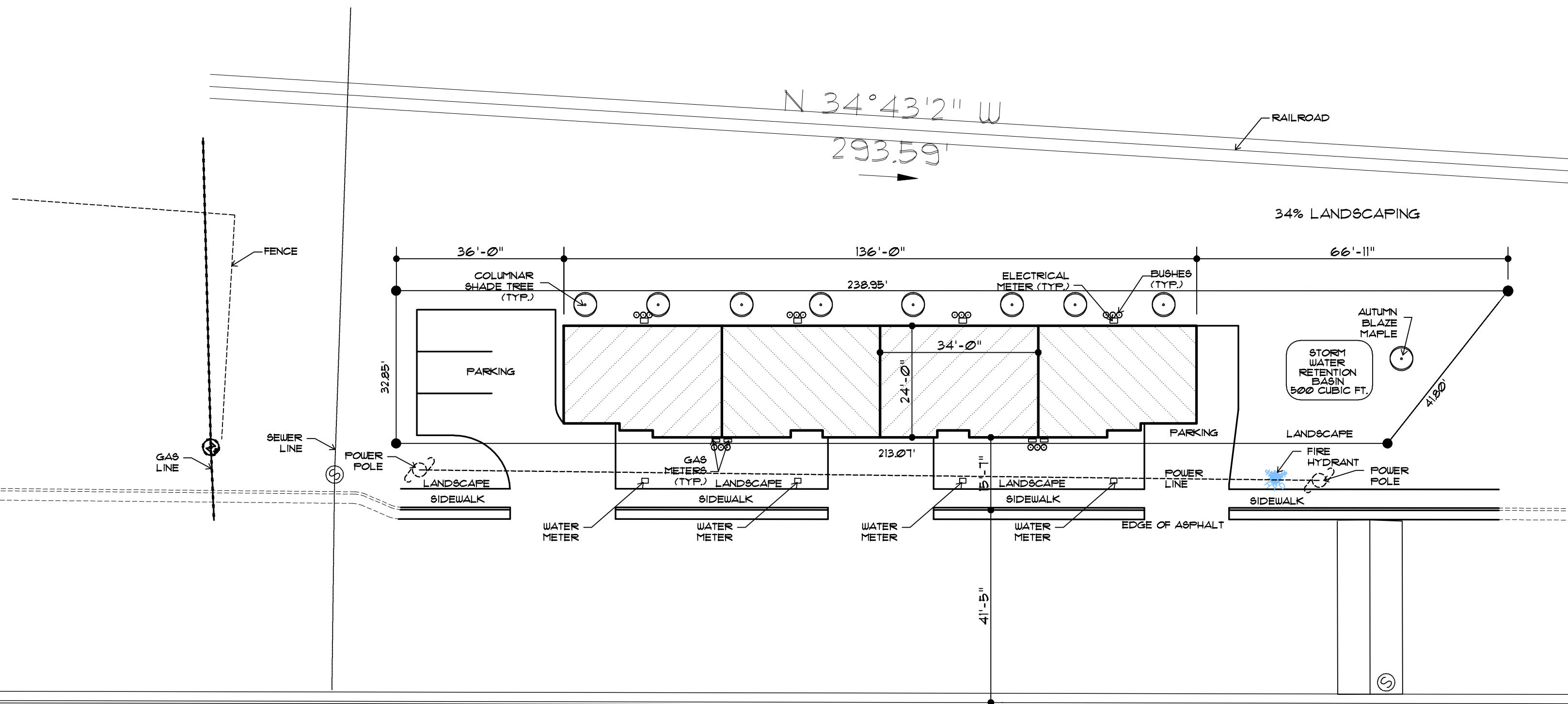
Compliance with current building, construction, engineering, fire, health and safety standards will be verified prior to final approval.

**Staff Recommendation:**

*“Unless otherwise designated, a decision approving a conditional use application shall be a preliminary approval of the application.” [19.84.095] “...the [Development Services] director...shall issue a final approval letter upon satisfaction of the planning commission’s conditions of approval.” [19.84.050]*

Staff has reviewed this request for compliance with the standards set forth in Section 19.84.060 of the Zoning Ordinance and recommends preliminary approval be granted subject to the following:

1. Applicant demonstrates full compliance through the Technical Review Process with County staff.
2. The planning commission makes a recommendation to the Mayor regarding the exception request.
3. The planning commission makes a motion with regards to the allowed building materials.



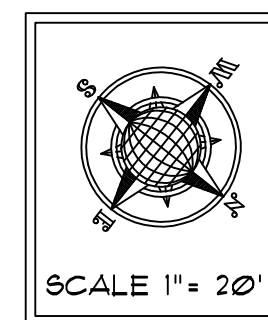
NO.	DESCRIPTION	DATE
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PROJECT NAME: NORTHWEST APARTMENTS

PARCEL ID: 2118104002 .16 ACRES ZONED: C-2  
 5520 S. NORTHWEST AVE., KEARNS, UT

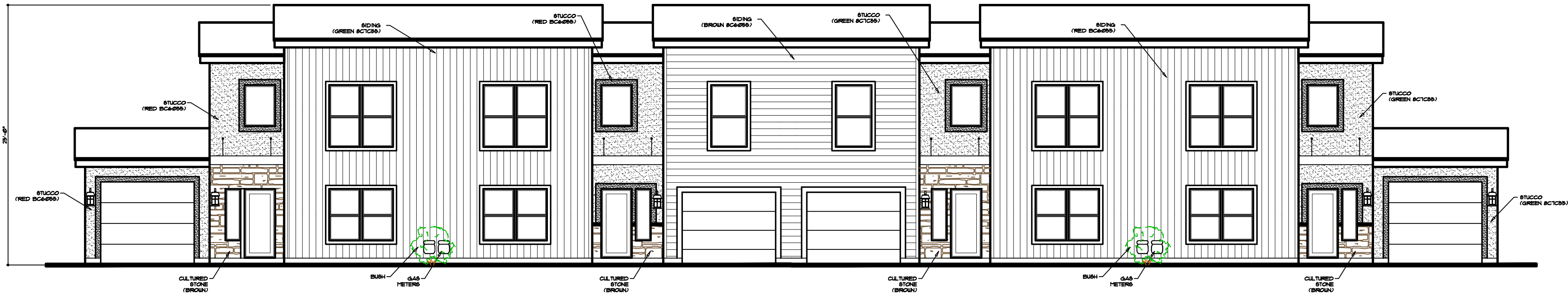
7416 TOTAL PARCEL SQ. FT.  
 3150 BUILDING SQ. FT. (42.5% OF LAND)  
 2322 LANDSCAPING SQ. FT. (31.3% OF LAND)

CONTRACTOR: MARK SUDBURY (001) 709-1113

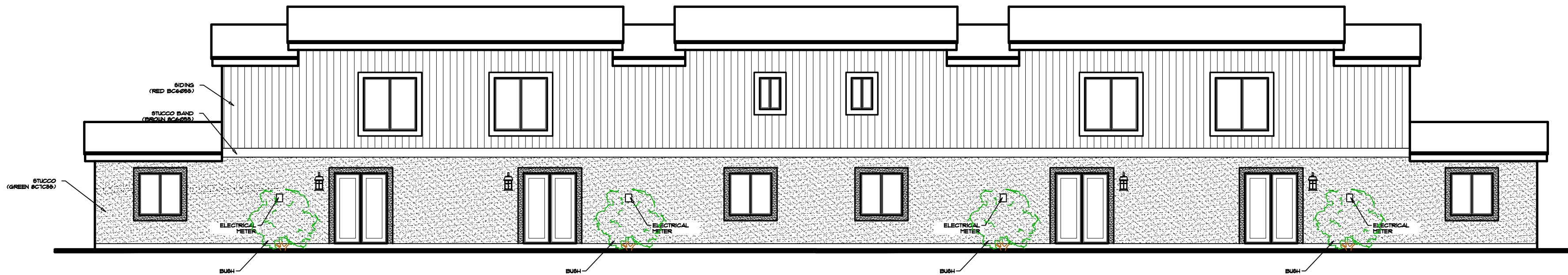


1/20/2015

SURVEY BY:  
 UTAH SURVEYS, DENNIS BAILEY  
 1 (435) 220-0095



FRONT ELEVATION  
 (OPTIONAL 100% STUCCO EXTERIOR)  
 SCALE: 1/8"=1'-0"



REAR ELEVATION  
 (OPTIONAL 100% STUCCO EXTERIOR)  
 SCALE: 1/8"=1'-0"

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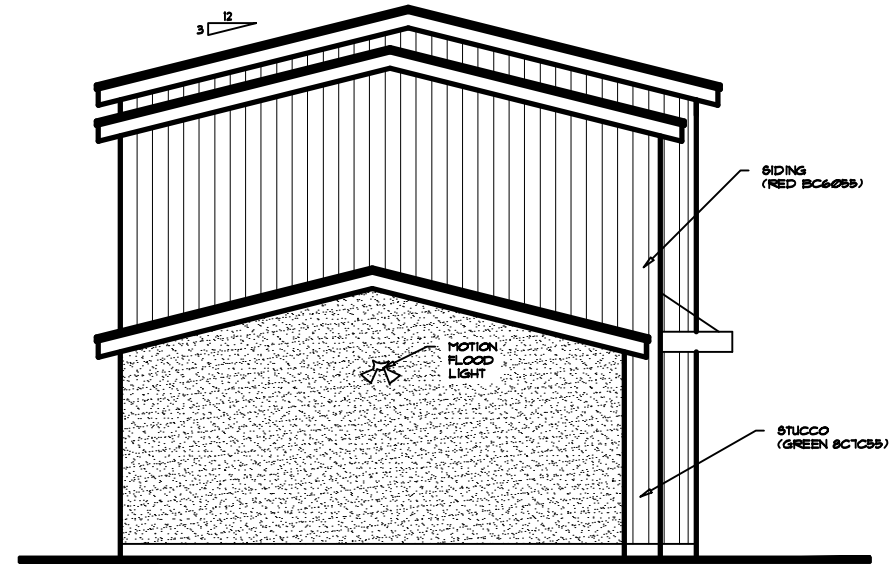
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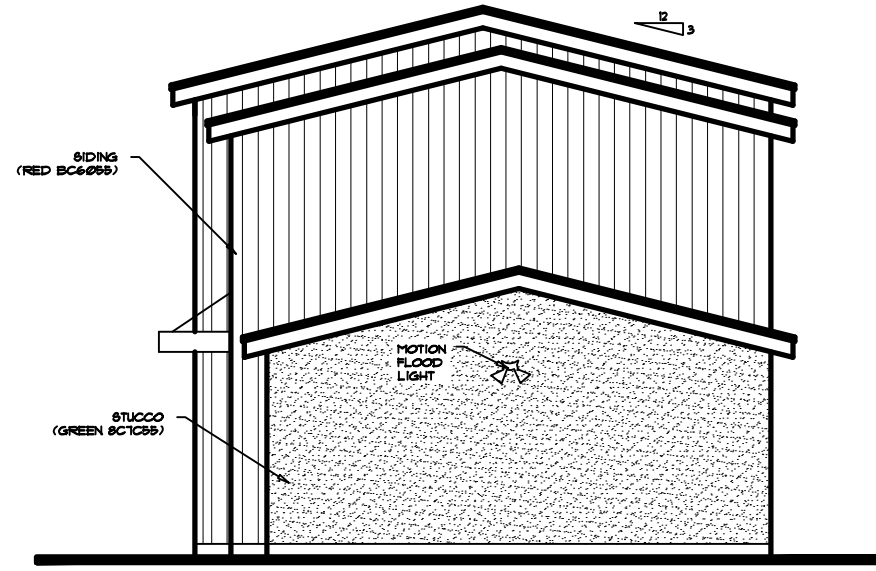
PLAN #  
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SHEET #  
 2 of 3





⬆ LEFT ELEVATION SCALE: 1/8"=1'-0"  
 (OPTIONAL 100% STUCCO EXTERIOR)



⬆ RIGHT ELEVATION SCALE: 1/8"=1'-0"  
 (OPTIONAL 100% STUCCO EXTERIOR)

SUDBURY



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PLAN #  
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SHEET #  
 3 of 3



5520 S Northwest Ave

S 4560 W

W 5540 S







**Enhanced Search**

Parcels Selected: 1 [Zoom](#) [Clear](#)

ID 10: 2118104002  
 ID 14: 21181040020000  
 Address: 5520 S NORTHWEST AVE  
 Acreage: 0.16  
 Owner: ARGUMEDO, GUADALUPE  
 Owner Address: 5520 S NORTHWEST AVE